

Engineering Comments will be available at the DRC Meeting.

Division: Fire

Member: Albert Weber
828-5875

Project Name: F D Fazio/Vill D'Este

Case #: 93-R-01

Date: 10-9-01

Comments:

- 1) The villas do not appear to comply with NFPA 101, 18-2.2.3.2 and 18-3.1.1
- 2) Sprinkler plans required at permit.
- 3) Civil plan required showing fire main, DDC, FDC, and hydrant.
- 4) Flow test required.

Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: F.D. Fazio/Villa D'Este

Case #: 93-R-01

Date: October 9, 2001

Comments:

No apparent interference will result from this plan at this time.

Division: Landscape

Member: Dave Gennaro
828-5200

Project Name:
F.D. Fazio/Villa D'Este

Case #: 93-R-01

Date: 10/9/01

Comments:

1. All Tree Preservation Ordinance requirements apply. Any tree that's considered a good candidates for relocation should be relocated. Otherwise, "equivalent replacement" for removed trees to be above min. Code requirements. The removal of "speciman trees" to be by cash value only payable to the "Tree Canopy Trust Fund."
2. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan.
3. Add rain sensor requirement to irrigation note.
4. The minimum pervious planting area width for trees is 8'. The Pigeon Plum street trees are shown in an area 5' wide. Also, other areas on site show trees in areas that are less than the required 8'.
5. Make sure the street trees meet the min. requirements for the RAC, which is 14' ht. and 8' spread , with min. 6' clearance.

Division: Planning

Member: Angela Csinsi
828-5984

Project Name: Villa D'Este

Case #: 93-R-01

Date: October 9, 2001

Comments:

Request: 17 Multi-family units within the RAC-CC district.

1. This proposal is subject to a 30-day call up provision by the City Commission following Preliminary Final DRC approval.
2. Provide a hold-harmless letter stating that the City shall not be held liable should the number of units available in the downtown be exhausted prior to Final DRC approval. Currently, there are 28 regular units available and 216 reserve units available.
3. Should this proposal receive Final DRC approval, 17 units will be removed from the pool of residential units available in the Downtown RAC. These units will remain "reserved" for 18 months after the date of Final DRC approval. Building permit must be obtained within 18 months of Final DRC or these units will be returned to the pool.
4. Should the 5-foot proposed vacation of SE 7 St. be denied by the City Commission, the site plan shall be revised to show the existing property line along SE 7 St and a setback modification will be required.
5. If the City Commission approves the proposed vacation, a sidewalk easement will be required along SE 7 St.
6. All projects proposed for sites within the Downtown RAC and on sites lying east of the Intracoastal Waterway, that require Site Plan Levels III or IV review, must provide an oblique aerial drawing which indicates the mass outline of all proposed structure(s) and the outlines of the adjacent existing and previously approved structures. This mass study shall be shown on an aerial photograph or by use of an isometric, perspective or axonometric drawing of the site and the surrounding adjacent area. These drawings/sketches shall be submitted on unmounted sheets of similar dimensions as the other drawings in the submittal package.
7. Provide a narrative stating how this application meets the requirements of Section 47-13.20.B, General design and density standards.
8. An application to DRC is required for approval of the utility vacation noted on the site plan.
9. Discuss entrance sign with zoning representative.

10. Discuss curb, stacking and turn radii with engineering representative.
11. Label elevations North, South, East and West.
12. Provide a colored rendering for submittal to the City Commission.
13. Show where individual refuse containers will be brought to the curb for pick-up.
14. Provide a letter from or obtain Parking Division's signoff for Final DRC, regarding the disposition of any public parking spaces, metered or unmetered that will be displaced by this proposal.
15. Provide a copy of the most current recorded plat for the proposed site and all subsequent amendments.
16. Provide a table indicating the required and all proposed setbacks for the project. This table is to be indicated on the site plan as a part of the site data information area, and any request to modify the setbacks are to be noted on the site plan.
17. Additional requirements may be forthcoming at DRC meeting.

Division: Planning

Member: Stacey Dahlstrom
828-5298

Project Name: F.D. Fazio/Villa D'Este

Case #: 93-R-01

Date: October 9, 2001

Comments:

1. On April 24, 2001, the Broward County Commission approved a change to the Downtown Regional Activity Center that divided the Regional Activity Center and its 5,100 total residential units into two distinct areas North and South of Broward Boulevard. As a result of this action, and allocation of units to previously submitted development proposals, there a limited amount of residential units available for the revision of your project #93-R-01 requesting 17 units.

Please be advised that per ULDR Sec. 47-13.20.B.4.a. units are allocated on a first come first served basis and are allocated upon site plan approval. There are 129 regular units (of the original 5,100) and 267 reserve units available in the North portion of the Downtown Regional Activity Center. Please note reserve units are limited to developments with densities of up to and including 50 units per gross acre.

A Comprehensive Plan amendment to increase the total residential units in the Downtown RAC has been submitted by the City of Fort Lauderdale to the Department of Community Affairs and various State Agencies for review. If the proposed amendment is ultimately found to be consistent with state law and recertified by the Broward County Planning Council, it is expected that units will again become available in the Downtown Regional Activity Center sometime in January or February 2002.

An applicant assumes the risk of proceeding through the City's review & approval process with the understanding that even though the project meets all other applicable development regulations, final approval will not be granted until residential units are available.

Division: Police

Member: Robert Dodder
828-6421
Beeper 497-0628

Project Name: Villa D'este

Case #: 93-R-01

Date: 10/9/01

Comments:

No C.P.T.E.D. conflicts were noted on the site plans as submitted.

Division: Zoning

Member: Terry Burgess
828-5913

Project Name: F. D. Fazio/Villia D' Este

Case #: 93-R-01

Date: 10/9/01

Comments:

1. Discuss right of way vacation with Planning representative.
2. Discuss proposed site triangles with applicant and Engineering representative.
3. Dimensions balconies on site and elevation plans.
4. Proposed sign / water feature is not in compliance with section 47-22. Request for approval maybe granted by Planning and Zoning Board.
5. Additional comments maybe forthcoming at DRC meeting.